

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 31, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 31, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director

Vice-Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 24, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 24, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	14-074	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-040-001		
Grantor:	Edward I. Barlow		
Property:	222 East Avenue, Norwalk		
Project Purpose:	Metro-North Bridge Replacement over East Avenue Project		
Item Purpose:	Administrative Settlement for the acquisition of 3,819+/- SF of land, in fee, together with all improvements which include a 2,122+/- SF multi-family residential dwelling situated thereon, a "total take".		

Staff reported that the purpose of the DOT acquisition is to acquire property located near the East Norwalk rail station in connection with a Metro-North project to replace the East Avenue Railroad Bridge and construct a new rail commuter parking lot. The bridge carries the rail line over East Avenue. The project involves the total taking of three properties situated on the west side of East Avenue. The properties will provide a staging area during the bridge replacement and then provide 41 new parking spaces. By way of staircases from the parking lot, riders will be able to walk across the Bridge to the train station without having to cross East Avenue at street level. The cost to acquire the 3 properties and construct the parking lot is estimated at \$2.5 million.

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The subject property at 222 East Avenue is adjacent to the Metro-North Railway line and across the street from the rail station in a high traffic, urbanized area. It is 3,819 SF with 34.8 feet of frontage on the west side of East Avenue, and 101.7 feet along the north side of the railroad right of way. To the rear it is bounded by a neighborhood market; and to the north is a single family residence. The improvement is a two-story, 2,122 SF two-family residence, Victorian style row house. Each floor has 4 rooms.

The DOT submittal includes data to support the purchase price of \$255,000. The DOT appraiser Thomas Fox relied on 3 sales within a 2+ mile radius that sold for \$235,000 to \$320,409, and concluded \$230,000 for the subject as of June 21, 2013. The grantor commissioned an appraisal report by Patrick A. LaBella, Jr., a certified residential appraiser, whose analysis includes 3 sales within 0.25 miles of the subject, occurring in September and December 2013. The unadjusted sales prices were \$331,000 to \$375,000; and he concluded \$295,000 for the subject as of December 5, 2013. It was apparent to DOT that the LaBella appraisal report had more current data and considered properties in the immediate neighborhood. Rather than update the Fox appraisal, the DOT agreed to increase its offer and the parties agreed to \$255,000 in compensation. Staff search of online data supported the amount of damages to be award.

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for transportation purposes. The amount of compensation is well supported by the appraisal reports provided.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # **14-075** ***Transaction/Contract Type:*** RE / Amendment
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed Amendment at 10:30 a.m. and concluded at 10:55 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

Chairman Greenberg joined the meeting at 11:00 a.m.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# **14-072** ***Transaction/Contract Type:*** AE / Contract Amendment
Project Number: BI-CTC-442 ***Origin/Client:*** DCS/CAES
Contract: BI-CTC-442-ARC Contract Amendment #2

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Consultant: Moser Pilon Nelson, Architects, LLC
Property: Naugatuck Valley Community College, Waterbury
Project Purpose: Renovations to Founders Hall Project
Item Purpose: Contract Amendment #1 to compensate the consultant for additional design phase services which have been identified as part of the completed pre-design study. These services are intended to include consulting for additional food service, signage, telecommunications, FF&E as well as a fire protection lab.

In general the project involves the completion of a pre-design space planning study and design documents for major renovations and improvements to Naugatuck Valley Community College's Allied Health and Nursing Program. The project will be focused on Founders Hall which comprises approximately 97,000 GSF and was originally constructed in 1962. The overall project is intended to include a re-design of the entire building including numerous building and life safety code improvements in addition to complete upgrades to the elevator, telecommunication, MEP and HVAC systems. The overall design is envisioned to incorporate teaching programs, large well equipped lab space, resources for simulated learning and "SMART" technology for conference room, flex space and faculty offices. The pre-design study once completed will assist in the establishment of the project scope and space programming needs based upon the established construction budget.

Based on the current status of the project and completed design phase services; the client agency has requested that MPN provide the following additional project services:

- Food Services – Utilization of a sub-consultant (RJS Barber) for the required design services needed to build a "Grab and Go" coffee bar. (\$9,500)
- Signage and Graphics – Utilization of a sub-consultant (Adams and Ahern, Inc.) to get internal campus signage as well as marquis signage along I-84 and Chase Avenue. (\$20,720)
- Telecommunications – Utilization of a sub-consultant (Guillen Technology) to develop a telecommunication plan for new data infrastructure within the campus. (\$65,000)
- Furniture, Fixtures & Equipment – Utilization of a sub-consultant (SLI Design) to develop and implement an FF&E program. (\$60,500)
- Audiovisual Program - Utilization of a sub-consultant (Sextant Group) to design and develop the A/V program for classrooms, public space and other identified areas. (\$160,000)
- Fire Protection Lab Design – Based on the completed pre-design study, MPN will provide design phase services for renovations to the existing photo lab and dark room to allow for the creation of classroom space for the fire technology program. (\$72,400)

As part of this amendment the overall construction and project budget have been revised to \$26,645,000 and \$43,728,828 respectively. Staff recommended that the Board approve Contract Amendment #1 for Moser Pilon Nelson Architects, LLC to provide design related services at the Naugatuck Valley Community College Founders Hall Project.

PRB# 14-073 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-RT-844 **Origin/Client:** DCS/DOE
Contract: BI-RT-844-CAC
Consultant: ARCADIS, U.S., Inc.
Property: Emmett O'Brien Technical High School
Project Purpose: Renovations and Additions to Emmett O'Brien Technical High School
Item Purpose: New Contract to compensate the consultant for construction phase CA services.

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Staff reported that Emmett O'Brien Technical High School is a 2-story brick faced structure constructed and expanded from 1966 through 1979. The proposed project renovation & remodeling will encompass all of the building's existing 123,214± GSF. In addition, the project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. Site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking.

The current submittal being evaluated under PRB #14-073 is for construction phase CA services. The compensation rate for this basic service is \$2,094,214 plus an additional \$620,304 for special service and/or sub-consultants. As such the total proposed contract is \$2,714,518 for project CA services. The Board previously approved \$258,450 (PRB #06-618) for design phase basic CA services. In addition, the Board approved Contract Amendment #1 (PRB #12-323) to restart the project and convert it to a CMR project. As such the total fee to date is equivalent to \$3,099,037 which is 5.77% of the overall construction budget and the basic service fee to date is \$2,478,733 which is equivalent to 4.61% of the construction budget estimated at \$53,678,501.

The special services provided in this CA contract include building commissioning services, indoor air quality testing and move management services. Staff recommended that SPRB approve this contract.

OTHER BUSINESS

Reimbursement of Meeting and Mileage Fees. Mr. Pepe moved and Mr. Norman seconded a motion to reimburse meeting and mileage fees to Chairman Greenberg and Mr. Valengavich in connection with PRB File #14-074 for site inspection in Norwalk on March 28, 2014. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #14-072 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-072. The motion passed unanimously.

PRB FILE #14-073 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-073. The motion passed unanimously.

PRB FILE #14-074 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-074. The motion passed unanimously.

PRB FILE #14-075 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #14-075, pending receipt of additional information about the lease amendment. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary